

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 10, 2014

The meeting was called to order at 4:01 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Barbara Thomas, and Clover Meaders

ABSENT

Latai Tupou

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Kevin Despain, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately eighteen (18) people were in the audience

SUBDIVISION APPLICATIONS

S-12-2014

West Valley Commerce Center Subdivision – Lot 2 Amended
3358 South Decker Lake Drive
C-2 Zone
2 Lots

BACKGROUND

Robin Butler, representing the property owner, is requesting a plat amendment for lot 2 of the West Valley Commerce Center Subdivision. The amended subdivision is located in the C-2 Zone at approximately 3358 South Decker Lake Drive.

ISSUES:

The original West Valley Commerce Center Subdivision was recorded with the Salt Lake County Recorder's Office in October 1996. The purpose for the original subdivision was to create lots for commercial purposes including hotels and restaurants to support the Maverick Center.

The Applebee's restaurant located on the northeast corner of lot 2 was constructed in 1997. In 1999, the City approved a second restaurant on the south end of lot 2 which is known as The Puck. Both restaurants are operating at this time.

In questioning the purpose for the amended plat, the applicant explained to staff that the property owner would like the option to sell one or both of these businesses. Each business has its own utility connections and the applicant would record cross access, parking and storm drain easements to preserve those functions as they exist today. Maintenance of the parking lot and storm drain system would be covered in the easement agreement.

Both restaurants have been reviewed by the Planning Commission as a conditional use. To staff's knowledge, there are no outstanding issues related to these properties, nor are we aware of parking or other issues related to this site.

STAFF ALTERNATIVES:

Approve the West Valley Commerce Center Subdivision Lot 2 Amended subject to a resolution of staff and agency comments.

Continue the application to address concerns raised during the Planning Commission hearing.

Applicant:

Robin Butler
308 E 4000 S

Discussion: Steve Pastorik presented the application. Robin Butler, the applicant, stated that the only reason this property will be split is for a potential sale. The Planning Commission had no further questions or concerns.

Motion: Commissioner Mills moved for approval.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-S-12-2014 Approved

SD-1-2014

Khadeeja Cemetery Subdivision

2516 South Winton Street

A Zone

1 Lot

BACKGROUND

Mr. Abdul Afridi, is requesting a plat amendment for lots 1 and 14 of the Chesterfield Plat A Subdivision. This application will also dedicate a cul-de-sac at the south end of Winton Street. The property is located in the Chesterfield Plat A Subdivision and is bordered on the north, south and west by existing residential uses and the east by Winton Street and UTA's trax line.

STAFF/AGENCY CONCERNS:

Staff and agency concerns will be addressed as part of the permitted use application for the Khadeeja Cemetery. This application is to simply consolidate property and dedicate right-of-way.

ISSUES:

The applicant is proposing to construct a cemetery at the south end of Winton Street. The cemetery is located in close proximity to the Islamic Society of Greater Salt Lake. It is this organization that will oversee the operation of the cemetery.

A cemetery is defined as a community use in the City's land use code. In the agricultural zone, community use is listed as a permitted use. When staff was approached about the potential cemetery, a number of issues were raised with the applicant. Issues such as required permits from the State and County, engineering, site plan, landscaping, fencing and ground water matters were discussed. These issues will be further explored as part of the permitted use application.

At this same time, staff did inform Mr. Afridi that there were subdivision issues that would need to be addressed as well. The two primary issues regarding this application are the consolidation of 2 lots and a portion of the vacated Elba Avenue and the dedication of a new cul-de-sac at the south end of Winton Street.

Access to the future cemetery will be gained from Winton Street via the new cul-de-sac. At the present time, public improvements do not exist along Winton Street. The cul-de-sac will be constructed with curb, gutter and a street light.

STAFF ALTERNATIVES:

- A. Approve the Kahdeeja Cemetery Subdivision Subdivision subject to a resolution of staff

concerns.

- B. Continuance to allow the applicant an opportunity to address issues raised during the public hearing.

Applicant:

Abdul Afridi
1019 W Parkway Blvd.

Opposed:

Randy Debenham
2487 S Chesterfield St.

Opposed:

Araceli Garcia
2503 S Chesterfield St.

Discussion: Steve Pastorik presented the application. Abdul Afridi, the applicant, stated that this has been a vacant lot for many years but the cemetery will be a nice, peaceful addition to the neighborhood. Barbara Thomas stated that people appear to currently use this road as a parking lot and asked if Mr. Afridi has talked with the neighbors. Mr. Afridi replied yes. Commissioner Thomas asked what will be done with extra dirt. Mr. Afridi replied that there won't be a lot of excess dirt but there will be a small area where it can be stored and used elsewhere. He indicated that there will only be an average of 15 people a year that will likely be buried in this cemetery so it will meet the needs of the community for the next 100 years. Commissioner Thomas asked if a fence will be installed around the property. Mr. Afridi stated a chain-link fence will be added around the perimeter and a wrought iron fence will be installed at the entrance. Mr. Afridi stated that there is a lot of traffic in the area throughout the day since people of this faith pray five times a day. He stated that the mosque is a beautiful building, a nice park has been introduced to the area, and this cemetery will also be a good addition. Mr. Afridi stated that the Islamic Society has greatly improved the area. Commissioner Thomas clarified that landscaping will be installed as graves are put in. Mr. Afridi stated that there will be a buffer of landscaping around the entire property installed right away and the landscaping inside the cemetery itself will be added from west to east as the cemetery fills up.

Randy Debenham, a neighbor, stated that he feels this area has gotten worse over time. He stated that there are several issues with properties in the area and he is very concerned about having a cemetery in his backyard. Phil Conder clarified that the cemetery is a permitted use and the Planning Commission is only voting on the consolidation of lots and the addition of the cul-de-sac. Steve stated that the cemetery is reviewed by City staff so there is no public hearing or notification sent to residents. He added that residents can come in and speak with staff and view plans if they want more information.

Araceli Garcia, a neighbor, stated that he is very concerned with the cemetery and would like all the information relating to it. Steve replied that he could speak with Mr. Garcia after the public hearing to provide him this information.

Jack Matheson stated that he feels this is an ideal place for a cemetery and the property is too difficult for anything else. Commissioner Thomas stated that she doesn't have a problem with cemeteries but she doesn't feel comfortable that all issues have been addressed. Phil Conder stated that staff should look into possibly modifying the ordinance to address cemeteries more clearly for future applications.

Steve stated that he understands the concern from a land use perspective but the ordinance currently allows the cemetery on this property as a permitted use. He stated that staff can look into modifying the ordinance but it would not affect this application.

Mr. Afridi stated that this property was originally approved for two separate homes but UTA changed the area and he doesn't believe it will function for a school or home anymore. He indicated that he has been working on this project for a year and a half and has gotten all the appropriate approvals. Mr. Afridi stated that the area has gotten better and benefitted greatly from the changes created by the Islamic Society.

Araceli Garcia asked if the water table is a concern. Chairman Conder stated that the applicant has gotten approval from Granger Hunter and all other affected departments.

Clover Meaders stated that she would recommend that staff look at possibly changing the ordinance for future applications. She indicated that cemeteries are not common but when they do happen they can cause concern among residents. Steve stated that an ordinance update would apply to the entire City and is something staff can bring to the Planning Commission in a study session for further discussion. Jack Matheson stated that he doesn't see an issue because there hasn't been a new cemetery in over 20 years. He indicated that he feels this use is appropriate for the area. Brandon Hill clarified that the Planning Commission will be voting on the subdivision today and not the use.

Motion: Commissioner Meaders moved for approval.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-SD-1-2014 Approved

CONDITIONAL USE APPLICATIONS

C-49-2014

Dent Wizard

2236 South 3270 West

M Zone (4.19 Acres)

The applicant, Dent Wizard, is requesting a conditional use for an auto body shop at 2236 South 3270 West. The zoning for this area is M, Manufacturing. The West Valley City General Plan designates this area as Light Manufacturing. The surrounding zone on all sides of the site is M, Manufacturing. The surrounding uses include office/warehouse and light manufacturing uses.

Dent Wizard would like approval to operate a body shop business and provide services that include painting, body work, prep work, detailing and washing of automobiles. The use will not include auto sales and will not operate as a salvage yard per the definition in Chapter 7-29 of the West Valley City Municipal Code.

The use will occupy approximately 12,000 square feet in an existing building located in the rear of the property. The area to the east of the building will be used as a storage area for vehicles waiting to be repaired or picked up. This storage area is fully enclosed with a fence and it is not visible from the road. There will be no additional storage of vehicles or materials permitted outside of this enclosed area. The perimeter fencing and hard surfacing within the storage area is in need of some repairs and must be maintained in good condition.

All repair work will be conducted inside one of three service bay areas provided in the building, which is accessed by two large overhead doors located on the east side of the building. The WVC Fire Department will inspect the paint booths on site for compliance and the wash bay will need approval from Granger Hunter Improvement District.

There must be a minimum of three (3) parking spaces per service bay provided, or 9 parking spaces and 11 have been proposed adjacent to the fenced storage area. These stalls shall not be used for storage and must be properly striped and marked as customer/employee parking.

The applicant is proposing wall signage on the building and there is a large multi-tenant pole sign provided at the entrance of the site for additional signage for this business. All signage is required to meet the West Valley City Sign Ordinance.

If a dumpster is provided for this use it must be located within a 6' tall masonry enclosure.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The approved use is auto body service only. The site may not be used for auto sales, impound or a salvage yard.
2. Outside storage is only permitted in the designated secured areas on the approved site plan.
3. The vehicle storage area must be located on a properly maintained hard surface and completely enclosed with a fence that is in good condition.
4. Automotive work shall only be conducted within the building and shall not be conducted outside or in any parking areas.
5. The parking lot shall be properly maintained and must have at least nine (9) striped parking stalls for this use and provide space for a proper fire access.
6. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
7. All requirements of affected departments and agencies must be met including but not limited to the West Valley City Fire Department and Granger Hunter Improvement District.
8. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

John Thomas
2236 S 3270 W

Discussion: Jody Knapp presented the application. Terri Mills asked if anyone with the City will ever follow up on the need for a dumpster. Jody replied that there is no further evaluation after the business license inspection so the applicant will need to note that a masonry enclosure is required if a dumpster is added in the future. Brandon Hill added that if Code Enforcement notices a problem a citation can be issued.

John Thomas, the applicant, stated that the landlord will pave the property and fix the landscaping. He indicated that a dumpster will be needed. Barbara Thomas asked if the fenced in area will be used. Mr. Thomas replied yes. He indicated that most vehicles will be stored in the back area during the day and moved inside at night. Clover Meaders asked if it's ok to store cars outside. Mr. Thomas clarified that cars will only be on site for 2-3 days and will either be in the fenced area or inside the building.

Motion: Commissioner Thomas moved for approval subject to the 8 staff conditions.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-49-2014 Approved

C-50-2014

Northwest Auto Buyers (Amaar Ashraf)

2850 S Redwood Rd Unit: B-5

C-3 Zone (4.84 Acres)

Approved Use: Auto Dealership

The applicant, Amaar Ashraf, representing Northwest Auto Buyers, requests conditional use amendment approval for a wholesale auto buyer and dealer at 2850 S Redwood Road in unit B-5. The zoning for this area is C-3, Transitional Commercial. The West Valley City General Plan anticipates in this area for Commercial and Light Manufacturing. The area to the north includes various offices and light manufacturing uses which are zoned Manufacturing. The area to the south is the Oquirrh Meadows Assisted Living facility. There is C-2 General Commercial across the street.

The buildings were approved in 1984 (C-25-1984) as an Office/Warehouse Park. In 2008, the property owners received approval for an amendment to the original conditional use to lift some former use limitations and reestablish conditions of approval for the site. One of the conditions states, "Auto sales and service are prohibited at this time. If a future auto sales or service use is proposed it must be

approved by the Planning Commission in a public hearing.” Another condition of approval states that no outside storage will be allowed.

This application is to approve a wholesale auto buyer and dealer in building ‘B’ which is on the south side of the property. There is a 60 foot ‘alley’ between buildings ‘C’ and ‘B’ to the north. The tenant space is 1,600 square feet with 1,300 square feet for warehouse space and 300 square feet for the office. There is one overhead door accessed from the alley. Northwest Auto Buyers will purchase newer used vehicles online which will then be brought to the site. Vehicles that are purchased and awaiting delivery will be stored in the warehouse. They anticipate holding as many cars as the space will accommodate. Vehicles are not anticipated to be sold from this site. Vehicles will then be picked up by car transporters and sold at local auto auctions. There will be no mechanic work or servicing done on the vehicles. There will be no outside storage of vehicles overnight.

Hours of operation will be from 8 am – 6 pm, Monday to Saturday.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The approved use is Auto Dealer. Auto Mechanic or Repair shall not be conducted.
2. There shall be no outside storage for this use.
3. The site is to be well-maintained and free of garbage or trash, including junk and inoperable vehicles.
4. Deliveries and pickup of vehicles shall be conducted entirely on-site. The public right of way shall not be used for deliveries or pickups as per City Ordinance.
5. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
6. All requirements of affected departments and agencies must be met
7. This use is subject to review upon a valid complaint.

Applicant:

Amar Ashraf
2850 S Redwood Road #B5

Discussion: Kevin Despain presented the application. Amar Ashraf, the applicant, stated that there will be no retail activity conducted on the property. Jack Matheson asked if he has operated

this type of business before. Mr. Ashraf indicated that his father owned a similar business in California.

Motion: Commissioner Fuller moved for approval subject to the 7 staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-50-2014 Approved

C-51-2014

Super Auto SS (Jose Luis Rodriguez)

4297 West 3500 South

C-2 Zone (.45 Acres)

The applicant, Jose Luis Rodriguez representing Super Auto SS, is requesting a conditional use permit for a used auto sales and title loan business at 4297 West 3500 South. This property is zoned C-2, General Commercial and auto sales/service and title loan businesses are a conditional use in the C-2 zone. The West Valley City General Plan designation is mixed use for this area. The surrounding zone is C-2 with R-1-8, single family residential, to the south. The surrounding uses include automotive to the west and north, single family residential to the east and to the south.

This use will occupy an existing 1,000 square foot building on site. The business will provide auto sales as well as title loan services. Super Auto SS will not offer any pawn, check cashing or deferred deposit loan services or do any type of auto repair services on site.

The applicant has noted in the attached letter that the business will be operate Monday – Saturday from 9:00 a.m. – 7:00 p.m. and will be closed on Sundays. There will be one (1) employee at this location. There will be 5 parking spaces provided for employees and customers and 2 spaces for display of vehicles for sale. Otherwise, no outside storage is allowed as part of this business, including storage of vehicles that have been repossessed for any reason. Any repossessed vehicle will be handled by an outside repossession company and will not be brought to this site at any time.

The business will use wall signs in compliance with the West Valley City sign ordinance and no other signage is proposed for this location.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. This site shall be used for auto sales and title loan services only and shall not operate as a check cashing, pawn or deferred deposit loan business or any type of auto repair service.

2. A minimum of 5 parking stalls is required for customer/employee parking.
3. All parking and display stalls shall be properly striped and marked and must be located out of the front yard setback area.
4. Other than operable vehicles listed for sale, there is to be no outside storage of any kind permitted for this site.
5. A building permit application must be submitted for all signage, and the signage shall meet all regulations contained in Title 11 of the West Valley City Code.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Jose Luis Rodriguez
4297 W 3500 S

Discussion: Jody Knapp presented the application. Brent Fuller clarified that the street is a dead end and residents can't enter or exit any other way. Jody replied yes. Terri Mills asked if the signage will be placed in the existing frames on the building. Jody replied yes. Commissioner Mills stated that she would like to see the weeds removed from the front of the building and some type of plant or flower added to improve the streetscape of 3500 S. Jose Luis Rodriguez, the applicant, indicated that he would do this.

Motion: Commissioner Thomas moved for approval subject to the 5 staff conditions.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-51-2014 Approved

C-52-2014

Great Western Leasing

6419 W. 2100 S.

M Zone (2.02 Acres)

The applicant, Great Western Leasing, is requesting a conditional use for a tractor trailer sales and leasing business at 6419 West 2100 South. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing uses for this area. The surrounding zones are M. The surrounding uses are Barney Trucking to the east and Rocky Mountain Raceway is located to the west and south and Utah Track and Welding is across UT Hwy-201 to the north.

Great Western Leasing is proposing to utilize this site for tractor trailer sales and leasing that would also include shop space for repairs and custom trailer work. The 2-acre site will consist mostly of outside storage and display areas for the trailers. Portions of the site have been paved in the past, however, the condition of this surfacing has deteriorated and will need to be replaced.

There is an existing two story office building located on the north side of the site (2,500 sqft). This building will be renovated and house the sales and support offices. There is also a large building (approx. 4800 sqft) with 3 large overhead doors located on the south side of the site that will be used for shop space. The buildings are existing and the renovations will not be required to adhere to the Commercial Design Standards.

The required parking for this use is 19 spaces. There must be 10 spaces for the office use (1/250 sqft) and 9 for the service use (3 per service bay). The parking for this use will be located on the south side of the office building. Six of those spaces are covered parking stalls for employees. A dumpster is also proposed adjacent to the parking area and must be enclosed with a 6' tall masonry enclosure. The parking and paved areas will be required to meet the lighting standards set forth in the City Code so a lighting plan will need to be submitted.

Manufacturing areas require that 5% of the site be landscaped. This site is also located along a High Image Arterial which requires that the front setback of 20' be landscaped. The landscape plan that was submitted currently shows that landscaping will make up 9% of the site and the streetscape will be done in compliance with Chapter 7-13 Standards for Landscaping along High Image Arterials. Staff also recommends that a minimum of 5' of landscaping be installed adjacent to the customer/parking areas.

There is currently a large pole sign on the property. Our records show that this sign has been used intermittently since 2002 and has not had advertising in it at all for at least 60 days and has been abandoned per 11-7-104 of the West Valley Municipal Code. Therefore this sign must be removed. The applicant will replace this sign with a monument sign however the details of that sign have not been determined at this time and may require additional review before the Planning Commission. The applicant also intends on placing wall signage on the building and those signs will be constructed in accordance with the West Valley City Sign Ordinance and a building permit must be obtained for all signage.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. All parking, storage, access drives and maneuvering areas must be hardsurfaced.
2. Lighting must be provided in the parking and storage areas as outlined in the approved lighting plan.
3. The site shall be landscaped according to the standards set forth in Chapter 7-13 Standards for Landscaping along High Image Arterials.
4. All signage shall comply with the West Valley City Sign Ordinance.
5. Any dumpsters on site must be located within a 6' tall masonry enclosure.

6. All requirements of affected departments and agencies must be met including but not limited to the West Valley City Public Works Department.
7. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Shaun Norton

Discussion: Jody Knapp presented the application. Barbara Thomas asked if the entire portion of the building that pops out will be removed. Jody replied yes.

Shaun Norton, the applicant, stated that the business currently operates out of Salt Lake but feels this will be a better location. He indicated that the business is similar to a car dealership except heavy trailers are being sold. Mr. Norton stated that the office building will have sales and clerical staff while the shop building will be used for light repairs on equipment and slight modifications on trailers. Mr. Norton stated that the sign was appealing because it provided a lot of visibility and he was disappointed to take it down. He indicated that there isn't really any evidence that can be provided to prove that it hasn't been abandoned. Mr. Norton stated that Godfrey Trucking has their logo on the side of the building and asked if this would be okay to do in addition to a monument sign. Jody replied yes as long as it meets the ordinance. Jack Matheson clarified that a pole sign couldn't be kept on this site due to frontage requirements. Jody replied that there must be 10 acres and this property only has 2.

Motion: Commissioner Thomas moved for approval subject to the 7 staff conditions and adding condition 8 to state: The proposed monument sign and landscaping shall be presented to the Planning Commission in a study session.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-52-2014 Approved

C-53-2014

Hansen, Allen and Luce, Inc. (Granger Hunter Improvement District)

1313 West 3300 South

C-2 Zone (1.37 Acres)

The applicant, Marv Allen representing Granger Hunter Improvement District (GHID), is requesting a conditional use for well site improvements at 1313 West 3300 South. This property is zoned C-2, General Commercial and public utility installations are a conditional use in this zone. The West Valley City General Plan designates this area as mixed use. This area is also part of the Jordan River Overlay

Zone which requires all development to be reviewed as a conditional use. The surrounding uses include a Questar Gas facility to the west, a mobile home park community across a canal to the south, a Rocky Mountain Power corridor to the east and the Utah Cultural Celebration Center across 3300 South to the north.

GHID has an existing well facility at this site. Currently there is a well, a backup generator and a well house that is all accessed by a gravel road. There are no other improvements currently at this site. At this time, GHID would like to enhance this facility and add a paved access, a turnaround area, parking, landscaping and improve a portion of the perimeter fencing.

The facility has frontage along 3300 South which is listed as one of West Valley City's major arterials, so there are specific design requirements for the frontage of this parcel that are set forth in chapter 7-13 of the West Valley City Municipal Code. Therefore, GHID will be installing a 15' landscaped area, a 10' sidewalk and lighting along the entire frontage of this parcel.

This section of code also has specific landscaping requirements. These standards include the following:

Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

The frontage for this parcel is very limited because the parcel is only 50' wide. So the overall landscaped area along the street will be approximately 15' x 15', or 225 square feet. Therefore GHID has requested to eliminate the lawn requirement and has proposed to install rock mulch and shrubs. Staff also suggests that one Thundercloud Plum tree be planted in this landscaped area as well.

All other portions of the site will not be accessible to the public and will be secured behind a fence/gate and will be improved per the approved site and landscaping plans.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following:

1. Landscaping along 3300 South shall include at least fifty percent live plant material (ground cover, perennials, shrubs, etc.) with a minimum of one Thundercloud Plum tree.
2. The remaining site shall be improved per the approved plans and in accordance with the West Valley City Municipal Code.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Marv Allen
6771 S 900 E

Applicant:

Brad Paxman
2888 S 3600 W

Discussion: Jody Knapp presented the application. Marv Allen, representing the applicant, stated that Granger Hunter would like to clean up the site and provide better access for employees. Jack Matheson stated that this is a benefit for the city and asked why this site was chosen to upgrade. Brad Paxman, representing the applicant, stated that pumping equipment needs to be checked, the

generator needs to be replaced with something more reliable, and miscellaneous improvements need to be done. Mr. Allen stated that Granger Hunter has improved a number of sites.

Motion: Commissioner Matheson moved for approval subject to the two staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-53-2014 Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from August 27, 2014 (Regular Meeting) **Approved**

Approval of Minutes from September 3, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:03 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant